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5  
6 IN THE UNITED STATES DISTRICT COURT  
FOR THE EASTERN DISTRICT OF WASHINGTON  
7

8 RED LION HOTELS  
9 FRANCHISING, INC.,

10 Plaintiff,

11 v.

12 CENTURY-OMAHA LAND, LLC, et al.,

13 Defendants.

No. 2:18-cv-00131

MOTION OF RED LION TO  
CONFIRM ARBITRATION  
AWARD

Noting Date: June 21, 2019  
Without Oral Argument

14  
15 I. INTRODUCTION

16 Red Lion seeks an order confirming the arbitration award (the “Award”)  
17 issued and signed by Arbitrator Thomas McPhee on May 31, 2019 pursuant to the  
18 Federal Arbitration Act (“FAA”), 9 U.S.C. § 9. Because the order confirming the  
19 Award will resolve all remaining claims against all remaining parties, Red Lion also  
20 seeks the entry of judgment pursuant to 9 U.S.C. § 13.

21 II. FACTS

22 On September 14, 2018, Red Lion commenced an arbitration with JAMS,  
23 styled *Red Lion Hotels Franchising, Inc. v. Leslie*, Case No. 1160022604.

1 Declaration of Hugh McCullough ¶ 2, Ex. A. In its demand, Red Lion asserted  
2 claims against Leslie for breach of his personal guarantees of a Franchise License  
3 Agreement and a Hotel Improvement Financing and Security Agreement (the  
4 “Financing Agreement”). *Id.*

5 JAMS appointed Judge Thomas McPhee as arbitrator in November 2018. *See*  
6 McCullough Decl. ¶ 3. After reviewing the parties’ briefs, Judge McPhee issued the  
7 Award in Red Lion’s favor on May 31, 2019. *See id.* ¶ 4, Ex. B. The Award granted  
8 Red Lion the following relief:

- 9 (a) **\$470,343.32** for breach of the Franchise License Agreement;
- 10 (b) **\$1,825,000** in liquidated damages for breach of the Franchise License  
11 Agreement;
- 12 (c) **\$269,874.82** for breach of the Financing Agreement;
- 13 (d) **\$162,961.37** in pre-award interest on the principal balance under the  
14 Franchise License Agreement calculated to May 31, 2019;
- 15 (e) **\$74,647.10** in pre-award interest on the principal balance under the  
16 Financing Agreement calculated to May 31, 2019;
- 17 (f) Post-award interest on \$470,343.32, or any remaining principal balance  
18 under the Franchise License Agreement, at the rate of 18 percent per  
19 year from June 1, 2019;
- 20 (g) Post-award interest on \$1,825,000 in liquidated damages for breach of  
21 the Franchise License Agreement at 12 percent per year from June 1,  
22 2019;

- 1 (h) Post-award interest on \$269,874.82, or any remaining principal balance  
2 under the Financing Agreement at the rate of 18 percent per year from  
3 June 1, 2019;
- 4 (i) **\$102,958.00** in attorney fees, plus interest at the statutory rate of 12  
5 percent per year from June 1, 2019;
- 6 (j) **\$10,837.21** in costs, plus interest at the statutory rate of 12 percent per  
7 year from June 1, 2019; and
- 8 (k) **\$9,339.58** for the cost of the arbitration administrative fee and the  
9 arbitrator's compensation, plus interest at the statutory rate of 12  
10 percent per year from June 1, 2019.

11 *Id.* In total, the Award granted Red Lion **\$2,925,961.40** in damages, pre-award  
12 interest, costs, and attorney fees. *Id.* The total post-award interest rates awarded  
13 were (1) 18 percent per year from June 1, 2019 on the unpaid balance owing under  
14 paragraphs (a) and (c) of this motion; (2) 12 percent per year from June 1, 2019 on  
15 the unpaid balancing owing under paragraph (b) of this motion; and (3) 12 percent  
16 per year from June 1, 2019 on the unpaid balance owing under paragraphs (i), (j),  
17 and (k) of this motion.

18 The Award has not been vacated under 9 U.S.C. § 10 or modified or  
19 corrected under 9 U.S.C. § 11. *Id.* ¶ 5. Pursuant to 9 U.S.C. § 9, Red Lion filed this  
20 motion within one year after the arbitrator issued the Award.

### 21 III. ARGUMENT

22 The FAA authorizes a party to an arbitration agreement to apply for an order  
23 confirming the arbitration award “any time within one year after the award.” 9

1 U.S.C. § 9. “[T]he court *must* grant such an order unless the award is vacated,  
2 modified, or corrected as prescribed in section 10 and 11 of this title.” *Id.* (emphasis  
3 added). The Ninth Circuit has held that the Court should confirm an arbitration  
4 award without reexamining the factual and legal reasoning of the arbitrator because  
5 “confirmation is required even in the face of ‘erroneous findings of fact or  
6 misinterpretations of law’. . . [and even if] the Panel may have failed to understand  
7 or apply the law.” *French v. Merrill Lynch, Pierce, Fenner & Smith, Inc.*, 784 F.2d  
8 902, 906 (9th Cir. 1986) (citations omitted).

9 Leslie has not sought to vacate, modify, or challenge the Award, so the  
10 limited statutory ground under sections 10 and 11 of the FAA are not present. Red  
11 Lion is therefore entitled to confirmation of the Award, along with entry of  
12 judgment in conformity with the Award.

#### 13 IV. CONCLUSION

14 For the foregoing reasons, Red Lion respectfully requests that the Court  
15 confirm the Award and enter judgment in conformity with the Award.

16 DATED this 13th day of June, 2019.

17 Davis Wright Tremaine LLP  
18 Attorneys for Red Lion Hotels  
19 Franchising, Inc.

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Century-Omaha Land, LLC  
c/o Don Wieseler, Registered Agent  
909 St. Joseph Street, Suite 1000  
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I also certify that on the date of this certificate, I e-mailed the foregoing document to Kelly Peterson, in-house counsel to Century-Omaha Land, LLC, at [Kelly.peterson@centuryco.net](mailto:Kelly.peterson@centuryco.net) and to Edwin Leslie at [eleslie@leslie-hospitality.com](mailto:eleslie@leslie-hospitality.com).

/s/ Hugh McCullough  
Hugh McCullough